

**MANITOU SPRINGS PLANNING COMMISSION
AGENDA, REGULAR MEETING
WEDNESDAY, DECEMBER 8, 2004, 7:00 P.M.**

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. November 10, 2004

III. REVIEW OF COUNCIL ACTION

2. MJR 0402 – Major Development (Revised – New Water Line Alignment) – Crystal Hills East Subdivision – DD Greer Design Studio, Applicant. At their November 16, 2004 meeting, the City Council approved the request for a revised new water line alignment, with the condition recommended for on approval by the Planning Commission, on a 6-0 vote.
3. SW 0404 – Subdivision Waiver # 4 (New water line alignment in areas of 30% and greater slopes) – Crystal Hills East Subdivision – DD Greer Design Studio, Applicant. After adding an additional condition concerning future blasting, the City Council approved a modified request for a conditional waiver for encroachment into 30% and greater slopes similar to the conditional waiver for the southern most (or 3rd) waiver area, on a vote of 6-0.
4. Request for Extension of Public Improvements Installation – Crystal Hills East Development. This request was heard at the November 16, 2004 meeting where City Council approved a 6 month extension, on a 6-0 vote.

IV. UNFINISHED BUSINESS

5. V 0421 – Lot Size Density Variance (New Single Family Residence) – 0 Minnehaha Avenue – Gerhard Scholten, Applicant. (Postponement Requested – No Application/Information Received)
6. MNR 0403 – Minor Development (New Single Family Residence) – 0 Minnehaha Avenue – Gerhard Scholten, Applicant. (Postponement Requested)
7. V 0418 – Height Variance (New Single Family Residence) - 0 Minnehaha Avenue – Gerhard Scholten, Applicant. (Postponement Requested)
8. V 0419 – Parking Variance (New Single Family Residence) – 0 Minnehaha Avenue – Gerhard Scholten, Applicant. (Postponement Requested)

V. NEW BUSINESS

9. V 0433 – Parking Variance - 56 Park Avenue – Neal Christensen for Blue Vervain, LLC, Applicant.
10. CU 0405 – Conditional Use (Short-Term Single Lodging Unit) – 396 Pilot Knob Avenue, Andy and Pat Fejedelem, Applicants.

VI. OTHER BUSINESS

VII. ADJOURNMENT

cc:	Rachel Buller (Term exp 12/31/06)	Nancy Barnes (Council Liaison)
	Alan Delwiche, V. Chair (Term exp 12/31/06)	Kathy Verlo (Alternate)
	Kerstin Eriksson, Alternate (Term exp 12/31/06)	
	Christopher Johnson (Term exp 12/31/04)	
	Jim Kwiecien, Chair (Term exp 12/31/06)	
	Howard Lerner (Term exp 12/31/07)	Staff: Todd Liming, Planning Director
	Gil Price (Term exp 12/31/07)	Michelle Anthony, Planner
	Tony Tyler, Alternate (Term exp 12/31/08)	Alan Jensen, City Attorney
	Jeff Weinzierl (Term exp 12/31/05)	Cheri Mills, Admin. Asst.

Interested citizens are invited to volunteer to serve on any of the City's Boards or Commissions. Please contact the City Clerk for additional information at 685-5596.